



Zoning Committee

REQUEST

Current Zoning: MUDD-O (mixed use development, optional)
Proposed Zoning: MUDD-O SPA (mixed use development, optional, site plan amendment)

LOCATION

Approximately 20.56 acres located along the east side of J. W. Clay Boulevard, both the north and south sides of Waters Edge Village Drive, west of J. M Keynes Drive.
(Council District 4 - Johnson)

PETITIONER

EB Arrow Crystal Real Estate

ZONING COMMITTEE ACTION/ STATEMENT OF CONSISTENCY

The Zoning Committee voted 7-0 to recommend APPROVAL of this petition and adopt the consistency statement as follows:

To Approve:

This petition is found to be **consistent** with the *2040 Policy Map (2022)* based on the information from the staff analysis and the public hearing, and because:

- The *2040 Policy Map (2022)* recommends a Regional Activity Center.

Therefore, we find this petition to be reasonable and in the public interest, based on the information from the staff analysis and the public hearing, and because:

- The proposed development would provide the range of uses and density desired in this area of University City.
- The proposed project will help facilitate the continued transition of the University City area to a more urban, walkable community.
- The petition proposes publicly accessible multi-use and pedestrian facilities, access to pedestrian plaza and open space, and connectivity within the larger RAC site.
- The proposed site is within ½ mile of a LYNX transit stop and multiple CATS bus stops.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
 - 1: 10 Minute Neighborhoods
 - 4: Trail & Transit Oriented Development.



Motion/Second: Winiker / Neeley
Yeas: Neeley, Sealey, Winiker, Blumenthal, McDonald,
Shaw, Stuart
Nays: None
Absent: None
Recused: None

**ZONING COMMITTEE
DISCUSSION**

Staff provided a summary of the petition and noted that it is consistent with the *2040 Policy Map*.

Commissioner Shaw asked how the conversion ratio was determined. Staff responded the ratio was proposed by the developer. They took into consideration average unit size, parking requirements, and maintained the established thresholds for trip generation; a new traffic study was not warranted.

Commissioner Winiker stated that the conversion of retail/commercial to residential may increase residential density, and sequentially a potential increase in commercial demand.

There was no further discussion of this petition.

PLANNER

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